



County of Los Angeles CHIEF EXECUTIVE OFFICE

Kenneth Hahn Hall of Administration
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WILLIAM T FUJIOKA
Chief Executive Officer

October 12, 2010

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, CA 90012

Dear Supervisors:

**DEPARTMENT OF PUBLIC WORKS:
GEORGE LANE PARK POOL AND
POOL BUILDING RENOVATION PROJECT
APPROVE CAPITAL PROJECT AND BUDGET
AWARD AGREEMENT
SPECS. 7103; CAPITAL PROJECT NO. 86760
(FIFTH DISTRICT) (3 VOTES)**

SUBJECT

Approval of the recommended actions will approve the George Lane Park Pool and Pool Building Renovation Project and budget, and allow the Department of Public Works to proceed with the implementation of the proposed project.

IT IS RECOMMENDED THAT YOUR BOARD:

1. The proposed project is categorically exempt under the California Environmental Quality Act Guidelines in accordance with Article 19, Sections 15301 (a) and (d), and 15302 (c); and the revised County of Los Angeles Environmental Procedures and Guidelines, Classes 1 (c) and (d) and 2 (b), adopted by your Board on November 17, 1987, because the project scope consists of restoration and repair of deteriorated and damaged structures and mechanical equipment to meet current standards of public health and safety, and for replacement or reconstruction of existing utility systems, with no expansion of the existing use.
2. Approve the George Lane Park Pool and Pool Building Renovation Project, Capital Project No. 86760, with a total project budget of \$3,058,000.

"To Enrich Lives Through Effective And Caring Service"

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ADOPTED
BOARD OF SUPERVISORS
COUNTY OF LOS ANGELES
25 OCTOBER 12, 2010

Sachi A. Hamai
SACHI A. HAMAI
EXECUTIVE OFFICER

Board of Supervisors
GLORIA MOLINA
First District
MARK RIDLEY-THOMAS
Second District
ZEV YAROSLAVSKY
Third District
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Fourth District
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Fifth District

3. Award and authorize the Director of Public Works or her designee to execute an agreement with Sparano+Mooney Architecture to provide design, consultant, and construction administration services for the George Lane Park Pool and Pool Building Renovation Project for a not-to-exceed fee of \$262,350 and to establish the effective contract date following your Board's approval and receipt of insurance certificates filed by the consultant.
4. Authorize the Department of Public Works to deliver the project using a Job Order Contract.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

Approval of the recommended actions will allow the Department of Public Works (Public Works) to proceed with the design and delivery of the renovation of the pool and pool building at George Lane Park, located at 5520 West Avenue in Quartz Hills, California.

The existing pool facility at George Lane Park was originally built in the early 1970s and is heavily used during the summer pool season. No significant upgrades or improvements have been made to the pool facility since it originally opened, and the condition of the pool facility has deteriorated over the years from heavy usage and exposure to the extreme weather conditions in the high desert region. The proposed project will include refurbishment of the pool building, including the changing rooms, restrooms, shower areas, and staff office to meet current Americans with Disabilities Act standards; replacement of the pool mechanical equipment and piping; and repair of the pool shell and perimeter concrete deck.

The improvements will be completed using a Public Works Job Order Contract (JOC). It is anticipated that the project will begin construction in August 2011 and be completed within nine months thereafter.

Sustainable Design Program

In accordance with your Board's Sustainable Design Program, Public Works will work with Sparano+Mooney Architecture (Sparano+Mooney) during the design phase to identify and incorporate water and energy conservation measures and other sustainable design features as part of the project.

Implementation of Strategic Plan Goals

The proposed project supports the County's Strategic Plan Goal of Operational Effectiveness (Goal 1), Children, Family, and Adult Well-Being (Goal 2), and Community and Municipal Services (Goal 3), by investing in public infrastructure that will enhance recreational opportunities for County residents.

FISCAL IMPACT/FINANCING

The total project cost, including plans and specifications, plan check, construction, consultant services, civic art, miscellaneous expenditures, and County services, is estimated at \$3,058,000. The Project Schedule and Budget Summary are detailed in Attachment A. Sufficient appropriation is available in the Fiscal Year 2010-11 Capital Project/Refurbishment Budget – George Lane Park Pool and Pool Building Renovation Project (Capital Project No. 86760) to fully fund the project.

The proposed project is funded with \$2,957,000 of Utility Users Tax (Proposition 62) funding allocated to the Fifth Supervisorial District, \$58,000 in prior year net County cost and \$43,000 of Fifth District capital project net County cost.

Operating Budget Impact

Following completion of the project, the Department of Parks and Recreation (Parks and Recreation) does not anticipate any one-time start-up or ongoing costs. The project provisions have operational and maintenance requirements, which will be fulfilled with existing park staff and resources.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

Pursuant to your Board's Civic Art policy adopted on December 7, 2004, the George Lane Park Pool Building and Pool Renovation Project budget includes one percent of design and construction costs to be allocated to the Civic Art Fund.

The design services agreement will be in the form previously reviewed and approved as to form by County Counsel. The recommended contract was solicited pursuant to a qualifications-based competitive process and is in accordance with applicable County requirements.

The contracts will contain terms and conditions supporting your Board's ordinances, policies, and programs, including, but not limited to, County's Greater Avenues for Independence and General Relief Opportunities for Work Programs (GAIN/GROW), Board Policy No. 5.050; Contract Language to Assist in Placement of Displaced County

Workers, Board Policy No. 5.110; Reporting of Improper Solicitations, Board Policy No. 5.060; Notice to Contract Employees of Newborn Abandonment Law (Safely Surrendered Baby Law), Board Policy No. 5.135; Contractor Employee Jury Service Program, Los Angeles County Code, Chapter 2.203; Notice to Employees Regarding the Federal Earned Income Credit (Federal Income Tax Law, Internal Revenue Service Notice 1015); Contractor Responsibility and Debarment, Los Angeles County Code, Chapter 2.202; the Los Angeles County's Child Support Compliance Program, Los Angeles County Code, Chapter 2.200; and the standard Board-directed clauses that provide for contract termination and renegotiation.

Data regarding Sparano+Mooney's minority participation is on file with Public Works.

ENVIRONMENTAL DOCUMENTATION

The proposed project is categorically exempt under the California Environmental Quality Act (CEQA) Guidelines in accordance with Article 19, Sections 15301 (a) and (d), and 15302 (c); and the revised County of Los Angeles Environmental Procedures and Guidelines, Classes 1 (c) and (d) and 2 (b), adopted by your Board on November 17, 1987, because the project provides for restoration and repair of deteriorated and damaged structures and mechanical equipment to meet current standards of public health and safety, and for replacement or reconstruction of existing utility systems, with no expansion of the existing use.

CONTRACTING PROCESS

Sparano+Mooney was selected from the accelerated list for design of recreation and parks facilities approved by the Architectural Evaluation Board at the Public Works Architectural Engineering Division meeting held on February 21, 2008.

Sparano+Mooney has agreed to provide the recommended services for a \$262,350 not-to-exceed fee. This fee includes design, construction administration, consultant, and additional/reimbursable services. Consultant services will include aquatics design services, a geotechnical investigation study, and topographic survey services. The construction administration portion of the fee proposed by Sparano+Mooney is applicable to services during construction and will be billed only during construction. The fee for additional/reimbursable services will only be used if additional work is requested and approved by Public Works.

The negotiated fee is based on the County's architectural/engineering fee schedule approved by your Board on August 21, 1990. The negotiated fee has been reviewed by Public Works and is considered reasonable for the scope of work. Sparano+Mooney's

The Honorable Board of Supervisors
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fee schedule, Community Business Enterprise participation data, and three-year contracting history with the County are on file with Public Works.

The proposed project will be implemented using a contract under Public Works' JOC program awarded by your Board on June 15, 2010 and approved as to form by County Counsel.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

Approval of the recommended actions will have no impact on current County services or projects. The pool facility will need to be closed for the entire 2011 summer pool season to accommodate construction of the improvements and will be ready for reopening for the 2012 summer pool season.

CONCLUSION

Please return one adopted copy of this letter to the Chief Executive Office, Capital Projects Division; Parks and Recreation; and to Public Works, Project Management Division I.

Respectfully submitted,



WILLIAM T FUJIOKA
Chief Executive Officer

WTF:BC:GF
DJT:AC:mc

Attachment

c: Executive Office, Board of Supervisors
County Counsel
Arts Commission
Parks and Recreation
Public Works

October 12, 2010

ATTACHMENT A

**DEPARTMENT OF PUBLIC WORKS:
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I. PROJECT SCHEDULE

Project Activity	Scheduled Completion Date
Award Design Contract	10/12/10
Execute Design Contract	10/28/10
Construction Documents	04/28/11
Jurisdictional Approvals	07/28/11
Start Demolition (JOC)	06/06/11
Start Construction (JOC)	08/01/11
Substantial Completion	05/31/12
Project Acceptance	07/31/12

II. PROJECT BUDGET SUMMARY

Project Activity	Proposed Budget
Land Acquisition	\$ 0
Construction	
Low Bid Construction Contract	\$ 0
Job Order Contract (Demolition and Construction)	2,000,000
Change Orders	200,000
Departmental Crafts	0
Youth Employment	0
Construction Consultants	0
Misc. Expense (Gordian Fees)	40,000
Telecomm Equip – Affixed to Building	36,650
Civic Arts	22,700
Subtotal	<u>\$2,299,350</u>
Programming/Development	\$ 0
Plans and Specifications	\$ 262,350
Consultant Services	
Site Planning	\$ 0
Hazardous Materials (Survey and Monitoring)	20,000
Geotech/Soils Report and Soils Testing	10,000
Material Testing and Deputy Inspection	35,000
Cost Estimating	0
Topographic Surveys	0
Construction Management	0
Construction Administration	0
Environmental	0
Move Management	0
Equipment Planning	0
Legal	0
Construction/Change Order	0
Other:	0
Subtotal	<u>\$ 65,000</u>
Miscellaneous Expenditures	\$ 1,000
Jurisdictional Review/Plan Check/Permit	\$ 31,000
County Services	
Code Compliance Inspection & Quality Control Inspection	\$ 120,000
Design Review	20,000
Design Services	0
Contract Administration	20,000
Project Management	204,000
Project Management Support Services	0
ISD Job Order Contract Management	0
DPW Job Order Contract Management	0
ISD ITS Communications	0
Project Security	0
Project Technical Support	20,000
Office of Affirmative Action	12,000
County Counsel	0
Other: Consultant Contract Recovery	3,300
Subtotal	<u>\$ 399,300</u>
TOTAL	<u>\$3,058,000</u>

